

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1425
MASTER DESIGN STATEMENT FOR
Homedale

May 26, 2022
August 1, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1425 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.27 Communications Services: Antennas
- 8300.30 Communication Services: Telecommunication Towers
- 8300.29 Communications Services: Limited
- 8300.32 Convenience Sales and Personal Services, limited to Block 6, Lots 25-32
- 8250.5 Cultural Exhibits

| | |
|----------|---|
| 8350.3 | Custom Manufacturing |
| 8200.2 | Dwelling Units and Mixed Uses |
| 8300.45 | Gasoline Sales, Large, limited to Block 6, Lots 25-32 |
| 8300.46 | Gasoline Sales, Small: Restricted, limited to Block 6, Lots 25-32 |
| 8150.6.3 | Greenhouse |
| 8150.6.5 | Hoop House |
| 8350.8 | Industrial Light |
| 8300.48 | Laundry Services |
| 8250.12 | Light Public Protection and Utility: General |
| 8250.13 | Light Public Protection and Utility: Restricted |
| 8200.4 | Live/Work Units |
| 8300.52 | Medical Services: General |
| 8300.53 | Medical Services: Restricted |
| 8300.55 | Participant Recreation and Entertainment: Indoor |
| 8300.57 | Payday or Title Loan Agencies |
| 8300.58 | Personal Services: General |
| 8300.59 | Personal Services: Restricted |
| 8300.60 | Personal Storage |
| 8300.61 | Repair Services: Consumer |
| 8350.10 | Research and Development |
| 8300.62 | Research Services: Restricted |
| 8300.63 | Retail Sales and Services: General |
| 8300.65 | Retail Sales and Services: Pawn Shops |
| 8350.16 | Wholesaling, Storage and Distribution: General |

2. Maximum Building Height:

Maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

Maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

Maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district except as herein modified:

- South Boundary of Block 6: 10 feet

6. Sight-proof Screening:

Screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Free standing accessory signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs shall be prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs shall be prohibited.

9. Access:

Access may be taken from N. Western Ave, NW 107th St., and NW 105th Street. Parcels are not required to have frontage on an improved street and may take access from a private drive.

Parcel "M" shall be limited to access and shall not be permitted to be developed with buildings. Said access shall be a "right out" only for south bound traffic.

10. Sidewalks

Sidewalks shall be required along the arterial street network on N. Western Ave., pursuant to Public Works requirements. Said sidewalk shall be a minimum of 5 feet wide or 6 feet wide if placed abutting the street curb.

II. Other Development Regulations:

1. Architecture:

Building exteriors shall be constructed in accordance with the architecture regulations per base zoning district; provided, however, use of architectural metals shall be permitted by right for all buildings. Garage doors and service areas for buildings constructed adjacent to N Western Ave. shall not face N Western Ave.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A1-A2: Legal Description

Exhibit B1-B4: Conceptual Site Plan

ATTACHMENT "A-1"

LEGAL DESCRIPTION

Garrett & Company, LLC; et al.
Homedale Addition Property

May 17, 2022

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a part of HOMEDALE ADDITION according to the Plat recorded in Book PL9, Page 59, to wit:

the following lots in Block Six (6):

- Lots One (1) and Two (2)
- Lots Three (3) through Six (6)
- Lots Seven (7) through Fourteen (14)
- Lots Fifteen (15) through Eighteen (18)
- Lots Nineteen (19) through Twenty-four (24)
- Lots Twenty-five (25) through Thirty-two (32)
- Lots Forty-one (41) and Forty-two (42)

the following lots in Block Seven (7):

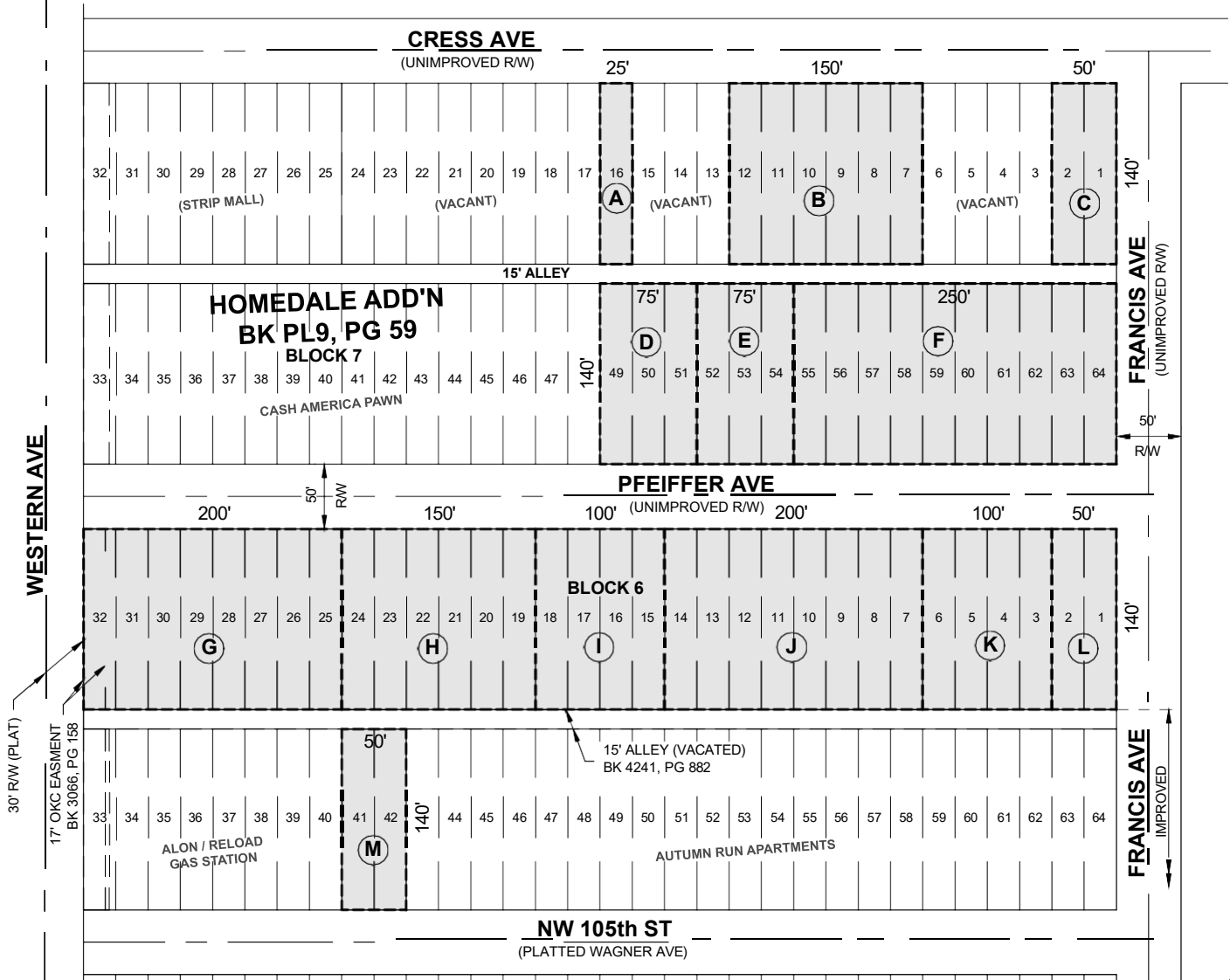
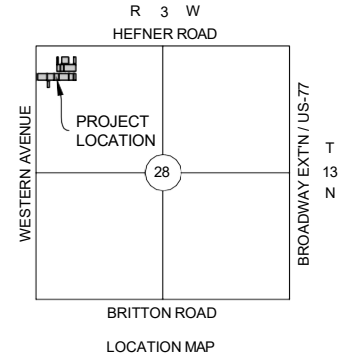
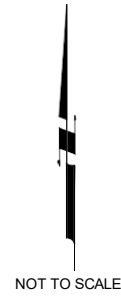
- Lots One (1) and Two (2)
- Lots Seven (7) through Twelve (12)
- Lot Sixteen (16)
- Lots Forty-nine (49) through Fifty-one (51)
- Lots Fifty-two (52) through Fifty-four (54)
- Lots Fifty-five (55) through Sixty-four (64)

Collectively described as:

All of lots One (1) through Thirty-two (32), Forty-one (41) and Forty-two (42) in Block Six (6) together with all of Lots One (1), Two (2), Seven (7) through Twelve (12), Sixteen (16) and Forty-Nine (49) through Sixty-four (64) in Block Seven (7) of HOMEDALE ADDITION according to the Plat recorded in Book PL9, Page 59

ATTACHMENT "A-2"

| ID | Block / Lot(s) | Zoning | Parcel | Record Owner | Deed Info |
|----|------------------|--------|------------|-----------------------------------|-------------------|
| A | Blk 7 Lot 16 | R-1 | R130845180 | Garrett and Company, L.L.C. | Bk 14450, Pg 1826 |
| B | Blk 7 Lots 7-12 | R-1 | R130845040 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| C | Blk 7 Lots 1&2 | R-1 | R130844900 | Garrett & Company, L.L.C. | Bk 5302, Pg 1337 |
| D | Blk 7 Lots 49-51 | R-1 | R130846200 | Industry Property and Design, LLC | Bk 15070, Pg 276 |
| E | Blk 7 Lots 52-54 | R-1 | R130846230 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| F | Blk 7 Lots 55-64 | R-1 | R130846300 | Garrett and Company, L.L.C. | Bk 11199, Pg 1749 |
| G | Blk 6 Lots 25-32 | C-3 | R130844501 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| H | Blk 6 Lots 19-24 | R-4 | R130844480 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| I | Blk 6 Lots 15-18 | R-1 | R130844410 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| J | Blk 6 Lots 7-14 | R-4 | R130844340 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| K | Blk 6 Lots 3-6 | R-1 | R130844270 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| L | Blk 6 Lots 1&2 | R-1 | R130844200 | Garrett and Company, L.L.C. | Bk 14974, Pg 1063 |
| M | Blk 6 Lots 41&42 | R-1 | R130844610 | Garrett & Company, L.L.C. | Bk 4439, Pg 1331 |



ACAD FILE: S:\Civil 3D proj\5274\5274 - Zoning Exhibit.dwg, 5/17/2022 8:36 AM, Nate Haikin
XREFS LOADED: 5274-bdy_N8.dwg 3092-bdy-mj.dwg

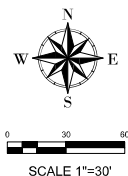
Copyright © 2022 Johnson & Associates

Proj. No.: 5274
Date: 5-17-22
Scale: N.T.S.

GARRETT & COMPANY, LLC, et al.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
HOMEDALE PROPERTY

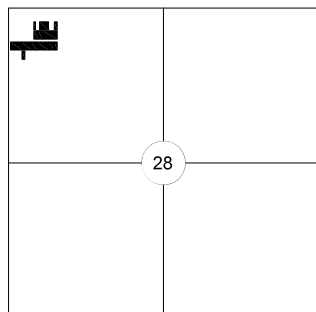


Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaac.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •



| ID | Block / Lot(s) | Zoning | Parcel | Record Owner | Deed Info |
|----|------------------|--------|------------|-----------------------------------|-------------------|
| A | Blk 7 Lot 16 | R-1 | R130845180 | Garrett and Company, L.L.C. | Bk 14450, Pg 1826 |
| B | Blk 7 Lots 7-12 | R-1 | R130845040 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| C | Blk 7 Lots 1&2 | R-1 | R130849000 | Garrett & Company, L.L.C. | Bk 5302, Pg 1337 |
| D | Blk 7 Lots 49-51 | R-1 | R130846200 | Industry Property and Design, LLC | Bk 15070, Pg 276 |
| E | Blk 7 Lots 52-54 | R-1 | R130846230 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| F | Blk 7 Lots 55-64 | R-1 | R130846300 | Garrett and Company, L.L.C. | Bk 11199, Pg 1749 |
| G | Blk 6 Lots 25-32 | C-3 | R130844501 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| H | Blk 6 Lots 19-24 | R-4 | R130844480 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| I | Blk 6 Lots 15-18 | R-1 | R130844410 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| J | Blk 6 Lots 7-14 | R-4 | R130844340 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| K | Blk 6 Lots 3-6 | R-1 | R130844270 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| L | Blk 6 Lots 1&2 | R-1 | R130844200 | Garrett and Company, L.L.C. | Bk 14974, Pg 1083 |
| M | Blk 6 Lots 41&42 | R-1 | R130844610 | Garrett & Company, L.L.C. | Bk 4439, Pg 1331 |

R 3 W
HEFNER ROAD



BRITTON ROAD

LOCATION MAP
N.T.S.

LEGEND:

- BUILDING LINE
- LOT LINES
- RIGHT OF WAY LINES
- EASEMENT/BLDG SET BACK LINES
- NEW PROPERTY LINE



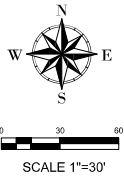
Site Review Homedale Property
Building Layouts
Sheet 1 of 1



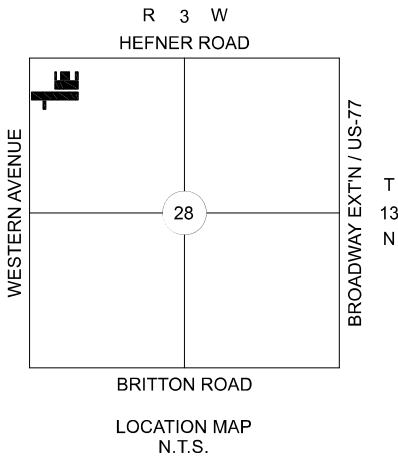
Garrett and Company, LLC
9701 N. Broadway Extension,
Oklahoma City, OK 73114
(405) 840-3371

DRAWN BY: MOD DATE: 5/22/2022 SHEET 1 OF 1

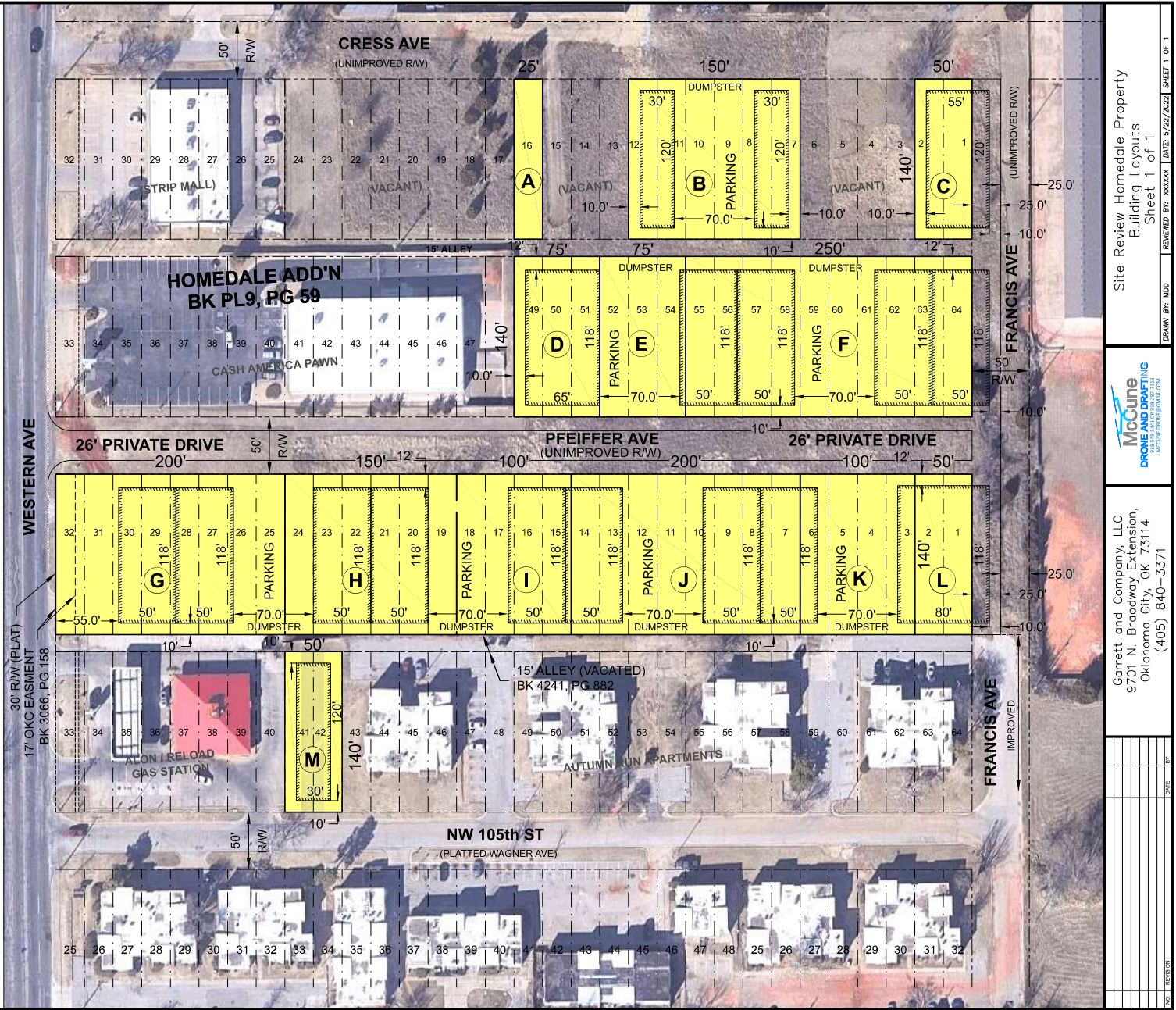
DATE: 5/22/2022

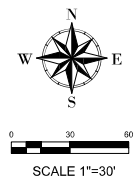


| ID | Block / Lot(s) | Zoning | Parcel | Record Owner | Deed Info |
|----|-----------------|--------|------------|-----------------------------------|-------------------|
| A | Bk 7 Lot 16 | R-1 | R130845180 | Garrett and Company, L.L.C. | Bk 14450, Pg 1826 |
| B | Bk 7 Lots 7-12 | R-1 | R130845040 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| C | Bk 7 Lots 1&2 | R-1 | R130849000 | Garrett & Company, L.L.C. | Bk 5302, Pg 1337 |
| D | Bk 7 Lots 49-51 | R-1 | R130846200 | Industry Property and Design, LLC | Bk 15070, Pg 276 |
| E | Bk 7 Lots 52-54 | R-1 | R130846230 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| F | Bk 7 Lots 55-64 | R-1 | R130846300 | Garrett and Company, L.L.C. | Bk 11199, Pg 1749 |
| G | Bk 6 Lots 25-32 | C-3 | R130844501 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| H | Bk 6 Lots 19-24 | R-4 | R130844480 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| I | Bk 6 Lots 15-18 | R-1 | R130844410 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| J | Bk 6 Lots 7-14 | R-4 | R130844340 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| K | Bk 6 Lots 3-6 | R-1 | R130844270 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| L | Bk 6 Lots 1&2 | R-1 | R130844200 | Garrett and Company, L.L.C. | Bk 14974, Pg 1083 |
| M | Bk 6 Lots 41&42 | R-1 | R130844610 | Garrett & Company, L.L.C. | Bk 4439, Pg 1331 |

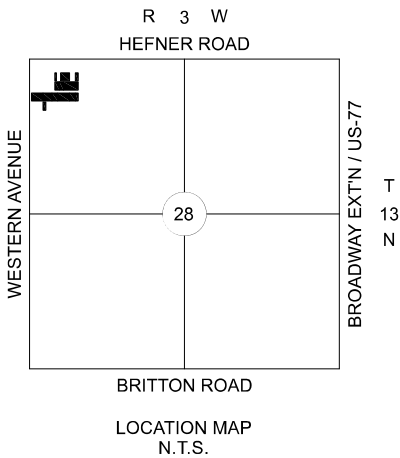


- LEGEND:
- BUILDING LINE
 - LOT LINES
 - RIGHT OF WAY LINES
 - EASEMENT/BLDG SET BACK LINES
 - NEW PROPERTY LINE

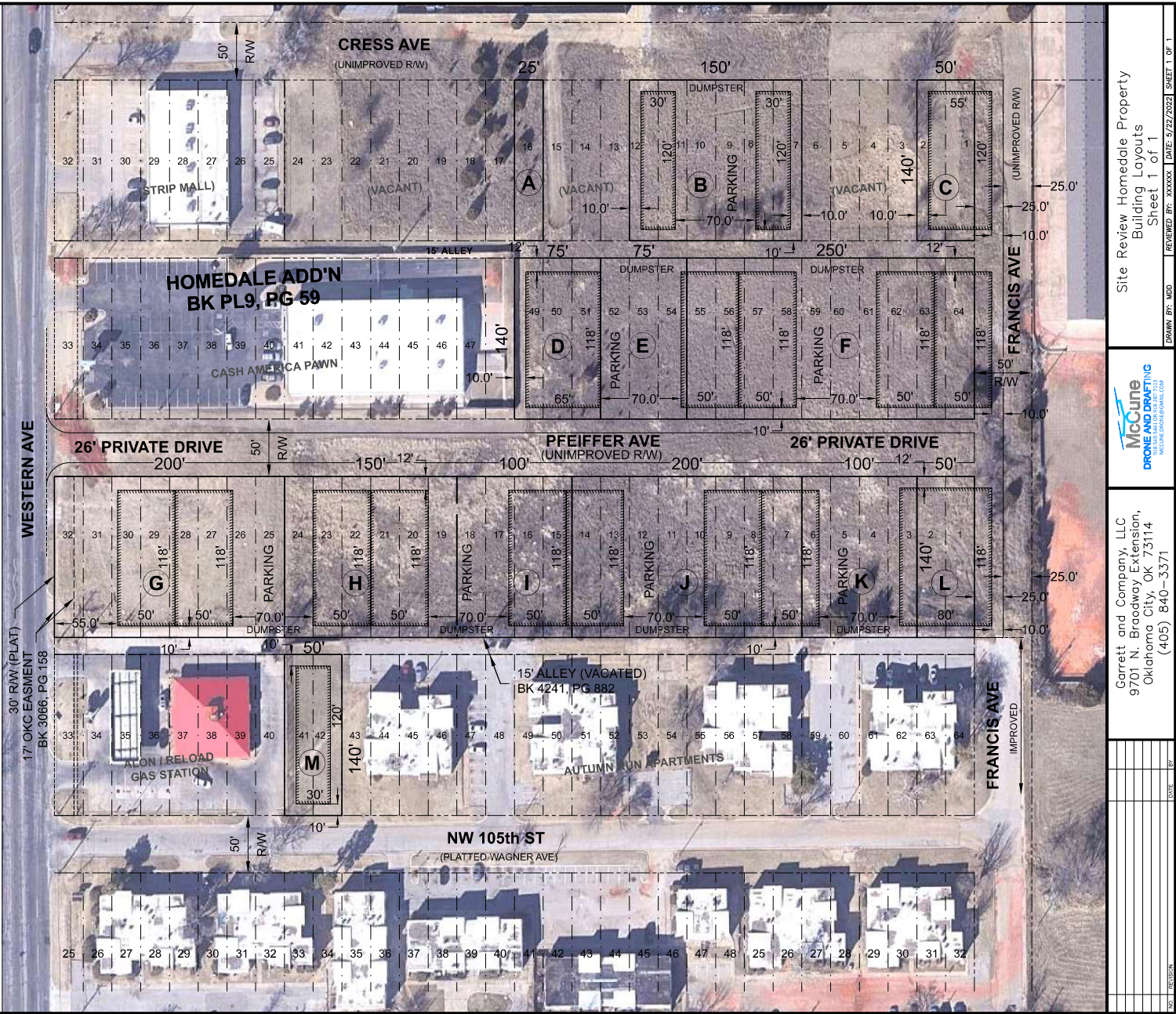




| ID | Block / Lot(s) | Zoning | Parcel | Record Owner | Deed Info |
|----|------------------|--------|------------|-----------------------------------|-------------------|
| A | Blk 7 Lot 16 | R-1 | R130845180 | Garrett and Company, L.L.C. | Bk 14450, Pg 1826 |
| B | Blk 7 Lots 7-12 | R-1 | R130845040 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| C | Blk 7 Lots 1&2 | R-1 | R130849000 | Garrett & Company, L.L.C. | Bk 5302, Pg 1337 |
| D | Blk 7 Lots 49-51 | R-1 | R130846200 | Industry Property and Design, LLC | Bk 15070, Pg 276 |
| E | Blk 7 Lots 52-54 | R-1 | R130846230 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| F | Blk 7 Lots 55-64 | R-1 | R130846300 | Garrett and Company, L.L.C. | Bk 11199, Pg 1749 |
| G | Blk 6 Lots 25-32 | C-3 | R130844501 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| H | Blk 6 Lots 19-24 | R-4 | R130844480 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| I | Blk 6 Lots 15-18 | R-1 | R130844410 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| J | Blk 6 Lots 7-14 | R-4 | R130844340 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| K | Blk 6 Lots 3-6 | R-1 | R130844270 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| L | Blk 6 Lots 1&2 | R-1 | R130844200 | Garrett and Company, L.L.C. | Bk 14974, Pg 1083 |
| M | Blk 6 Lots 41&42 | R-1 | R130844610 | Garrett & Company, L.L.C. | Bk 4439, Pg 1331 |



- LEGEND:
- BUILDING LINE
 - LOT LINES
 - RIGHT OF WAY LINES
 - EASEMENT/BLDG SET BACK LINES
 - NEW PROPERTY LINE

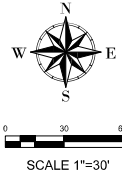


Site Review Homedale Property
Building Layouts
Sheet 1 of 1

McCune
DROVE AND PLANNING
ACTIVE DROVE AND PLANNING

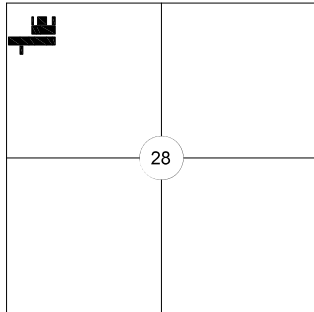
Garrett and Company, LLC
9701 N. Broadway Extension,
Oklahoma City, OK 73114
(405) 840-3371

| | |
|----------|------|
| DATE | 1/18 |
| BY | |
| REVISION | |
| NO. | |



| ID | Block / Lot(s) | Zoning | Parcel | Record Owner | Deed Info |
|----|------------------|--------|------------|-----------------------------------|-------------------|
| A | Blk 7 Lot 16 | R-1 | R130845180 | Garrett and Company, L.L.C. | Bk 14450, Pg 1826 |
| B | Blk 7 Lots 7-12 | R-1 | R130845040 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| C | Blk 7 Lots 1&2 | R-1 | R130849000 | Garrett & Company, L.L.C. | Bk 5302, Pg 1337 |
| D | Blk 7 Lots 49-51 | R-1 | R130846200 | Industry Property and Design, LLC | Bk 15070, Pg 276 |
| E | Blk 7 Lots 52-54 | R-1 | R130846230 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| F | Blk 7 Lots 55-64 | R-1 | R130846300 | Garrett and Company, L.L.C. | Bk 11199, Pg 1749 |
| G | Blk 6 Lots 25-32 | C-3 | R130844501 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| H | Blk 6 Lots 19-24 | R-4 | R130844480 | Mac's Car Washes, LLC | Bk 10700, Pg 2004 |
| I | Blk 6 Lots 15-18 | R-1 | R130844410 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| J | Blk 6 Lots 7-14 | R-4 | R130844340 | Industry Property & Design, LLC | Bk 14819, Pg 967 |
| K | Blk 6 Lots 3-6 | R-1 | R130844270 | Garrett and Company, LLC | Bk 9802, Pg 126 |
| L | Blk 6 Lots 1&2 | R-1 | R130844200 | Garrett and Company, L.L.C. | Bk 14974, Pg 1083 |
| M | Blk 6 Lots 41&42 | R-1 | R130844610 | Garrett & Company, L.L.C. | Bk 4439, Pg 1331 |

R 3 W
HEFNER ROAD

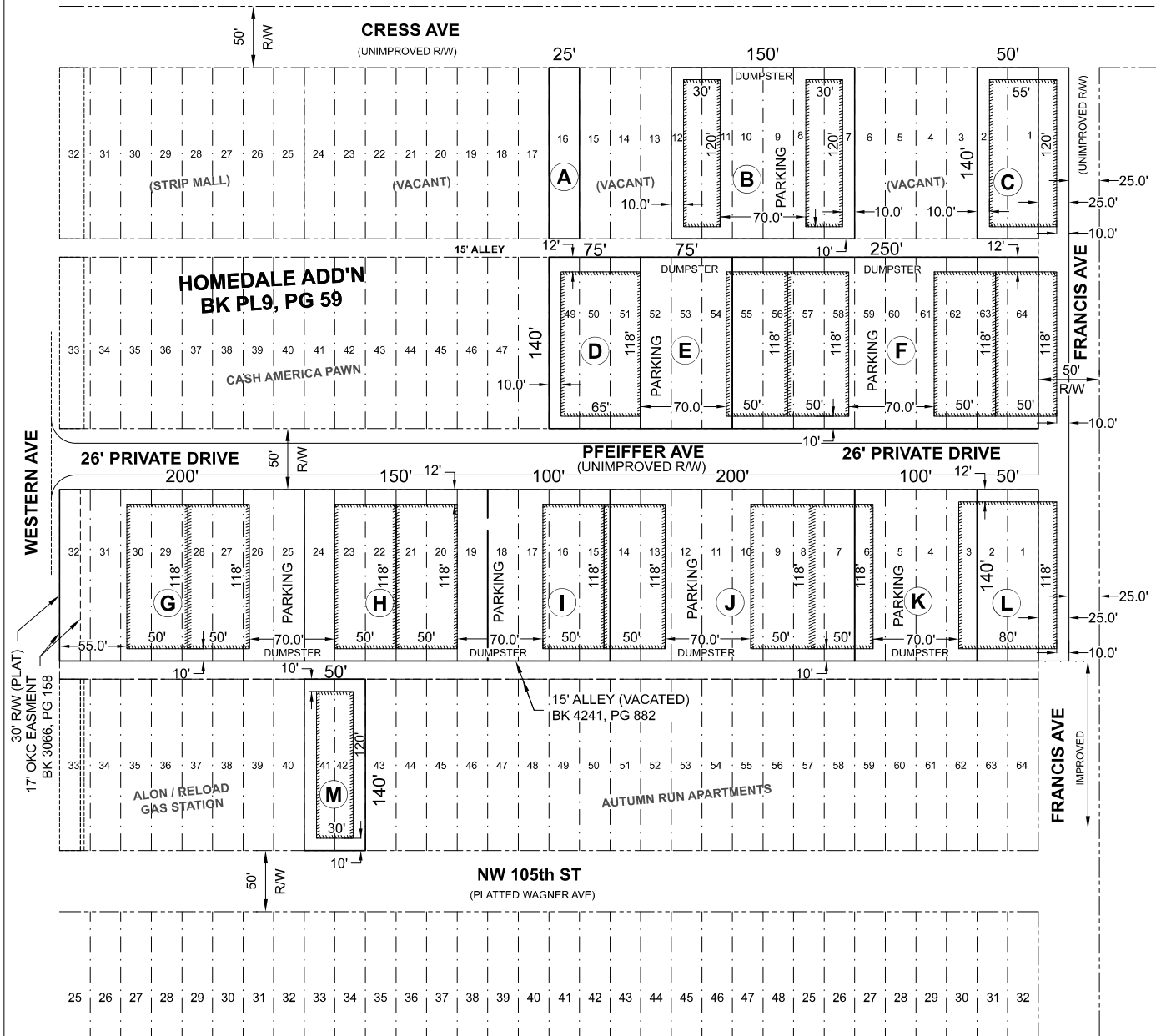


BRITTON ROAD

LOCATION MAP
N.T.S.

LEGEND:

- BUILDING LINE
- LOT LINES
- RIGHT OF WAY LINES
- EASEMENT/BLDG SET BACK LINES
- NEW PROPERTY LINE



Site Review Homedale Property
Building Layouts
Sheet 1 of 1

McCune
DROBE AND DRY CLEANING
McCuneDrobe.com

Garrett and Company, LLC
9701 N. Broadway Extension,
Oklahoma City, OK 73114
(405) 840-3371

DRAWN BY: MOD DATE: 5/22/2022 SHEET 1 OF 1

DATE: 5/22/2022